106.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,608,800 / 1,608,800
					USE VALUE:	1,608,800 / 1,608,800
					ASSESSED:	1,608,800 / 1,608,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURTIN CHERYL D
Owner 2:	
Owner 3:	
Street 1:	144 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CURTIN CHERYL D--TRUSTEE -
Owner 2:	CDC REALTY TRUST -
Street 1:	144 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 18,040 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1937, having primarily Wood Shingle Exterior and 2908 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18040.000	760,500	7,200	841,100	1,608,800
Total Card	0.414	760,500	7,200	841,100	1,608,800
Total Parcel	0.414	760,500	7,200	841,100	1,608,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 553.23 | /Parcel: 553.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	759,800	7200	18,040.	841,100	1,608,100	1,608,100	Year End Roll	12/18/2019
2019	101	FV	578,100	7300	18,040.	841,100	1,426,500	1,426,500	Year End Roll	1/3/2019
2018	101	FV	578,100	7300	18,040.	720,900	1,306,300	1,306,300	Year End Roll	12/20/2017
2017	101	FV	578,100	7300	18,040.	672,800	1,258,200	1,258,200	Year End Roll	1/3/2017
2016	101	FV	578,100	7300	18,040.	576,700	1,162,100	1,162,100	Year End	1/4/2016
2015	101	FV	511,600	7600	18,040.	516,600	1,035,800	1,035,800	Year End Roll	12/11/2014
2014	101	FV	511,600	7600	18,040.	478,200	997,400	997,400	Year End Roll	12/16/2013
2013	101	FV	511,600	7600	18,040.	456,000	975,200	975,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8384

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIN CHERYL D	1360-142		10/15/2008	Family	1	No	No		
CURTIN CHERYL	1149-106		12/7/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2015	560	Det. Gar	70,000					
6/20/2013	900	Addition	84,000					
4/28/2003	304	Porch	4,000					
8/5/2002	651	Det. Gar	25,000	O		G4	GR FY04	24X24 DETACHED GAR
9/11/2000	743	Det. Gar	25,000	C				PERMIT EXPIRED-NOT
7/28/1994	380		5,000					ADD OFF BREEZEWAY
4/5/1994	112		2,400					KITCHEN WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
4/15/2014	Measured	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
2/14/2009	Meas/Inspect	197	PATRIOT
12/4/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18040		Sq. Ft.	Site		0	70.	0.67	4			Golf co	25					841,056						841,100	

Total AC/HA: 0.41414 | Total SF/SM: 18040 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 841,056 | Spl Credit | Total: 841,100

PRINT

Date	Time
12/10/20	22:57:36

LAST REV

Date	Time
05/13/16	09:02:25

mmcmakin

Insp Date

04/15/14

!8384!

User Acct

68054

GIS Ref

GIS Ref

USER DEFINED

Prior Id # 1:	68054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	15	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07296073
Const Adj.:	1.03762126
Adj $ / SQ:	144.733
Other Features:	107510
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	797188
Depreciation:	36671
Depreciated Total:	760517

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

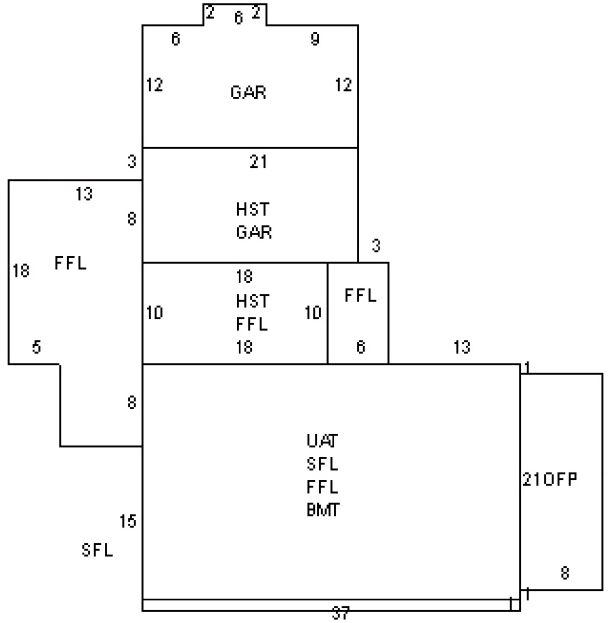
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	211.31
Special Features:	0	Val/Su Net:	180.68
Final Total:	760500	Val/Su SzAd	306.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,389	144.730	201,033
SFL	Second Floor	888	144.730	128,522
BMT	Basement	851	61.110	52,007
GAR	Garage	495	20.800	10,298
UAT	Upper Attic	213	57.890	12,317
HST	Half Story	206	144.730	29,743
OFP	Open Porch	168	27.310	4,588
	Net Sketched Area:	4,209	Total:	438,508
Size Ad	2482.5	Gross Are	5053	FinArea 2908

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

106.0-0004-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X20	A	AV	1960	7.00	T	40	101			800			800
2	Frame Shed	D	Y	1	8X7	A	AV	1960	0.00	T	40	101						
3	Garage	D	Y	1	24x24	G	GV	2002	24.18	T	8.2	101			6,400			6,400

More:	N	Total Yard Items:	7,200	Total Special Featues:		Total:	7,200